

1
2 The Westfield Washington Township Board of Zoning Appeals met at 7:00 p.m. on Thursday,
3 March 26, 2009 at Westfield City Hall. Members present included Dan Degnan, Craig Wood,
4 Bill Sanders, Randy Graham, and Martin Raines. Staff member Jennifer Miller, Planner I was
5 also present.
6

7
8 0903-VS-05 Freedom Trail Park 17950 Grassy Branch Road
9

10 The Appellant is requesting a Variance of Standard from the Westfield-Washington
11 Zoning Ordinance

- 12 1. (WC 16.06.070 A 2 b) – to allow for a zero (0) inch rise to the parking lot islands
13 where a six (6) inch rise from the parking surface is required;
- 14 2. (WC 16.06.070 A 2 c) – to allow no curbing for interior landscaped areas within
15 a parking lot where it is required; and,
- 16 3. (WC 16.06.070 A 2 d) – to allow for an unbroken row of parking spaces four
17 hundred sixty (460) feet long where a maximum of two hundred (200) feet is
18 required.
19

20 Miller reviewed the staff report and details of the variances all related to parking lots. She stated
21 that the Westfield Fire Department has reviewed the plans and the Westfield-Washington school
22 district is in support of the improvements as well. She stated staff recommends approval with
23 conditions as reviewed.
24

25 Sanders reviewed Public Hearing Rules & Procedures.
26

27 Ms. Melody Sweat, Westfield Parks Director, presented details of the variance requests. She
28 stated that the primary time of height of use is in the fall, on Saturdays, which is when the
29 parking issues have arisen, and parking spills over to the two subdivisions close by which creates
30 problems for the homeowners. She explained that there is a fiscal restraint in that the budget for
31 the development is less than \$10,000. She further stated that the school corporation and
32 Westfield sports organizations have asked that a hard surface not be put in, but that all the trails
33 as well as the drive remain in crushed limestone. Sweat stated this request caused issues with
34 planning staff due to the fact that zoning requirements include six inch curbs and curbs around
35 landscaping,
36

37 Wood asked if the \$10,000 budget is annually or for a certain period of time.
38

39 Sweat responded the \$10,000 budget was originally set by the previous parks director for
40 development in Freedom Trail Park for 2009.
41

42 Wood asked if the improvements are contingent upon approval of the variances.
43

44 Sweat responded no; the variances only address the parking issues.
45

46 Degnan asked what the anticipated length of time is for the temporary situation in the parking
47 lot.
48

1 Sweat responded probably a couple of years.

2
3 Degnan asked if impervious pavers are consistent with the zoning ordinance.

4
5 Miller responded yes.

6
7 Sanders asked what the priority is as far as putting the pavement in or additional structures.

8
9 Sweat responded the concession, storage, and restroom facility are on plan for now. She further
10 stated the shelter and playground areas are all budget driven right now, but would like to get the
11 parking lot completed immediately.

12
13 Wood has reviewed letters submitted from residents and asked for specifics on ADA parking.

14
15 Sweat stated there are four ADA parking spaces identified.

16
17 Wood asked if the speed limit will be posted.

18
19 Sweat responded there are four speed bumps proposed and that the speed limit within the park is
20 10 miles per hour.

21
22 Graham asked if concerns regarding drainage issues have been addressed.

23
24 Sweat responded drainage issues must be addressed in order to get approval from the Hamilton
25 County Surveyor's Office, and at this point, the Surveyor's Office has no concerns.

26
27 Miller reiterated that the Hamilton County Surveyor's Office and the Westfield Public Works
28 Department have expressed no drainage concerns at this point.

29
30 Sanders asked about a traffic plan and traffic patterns.

31
32 Sweat responded the road is one-way road, but wide enough to accommodate two-way traffic in
33 case of emergency as requested by the Westfield Fire Department. She further stated the
34 proposal is for one way traffic to enter through Willow Creek subdivision and exit through Silver
35 Lakes subdivision and on to East Street.

36
37 Wood asked if there was lighting.

38
39 Sweat responded there is required lighting on the proposed concession, storage, and restroom
40 facilities.

41
42 Wood asked if any kind of gating would be installed to restrict traffic after park hours.

43
44 Sweat responded removable bollards would be added, which are locked and put in place at
45 adequate distances to preclude any other vehicular traffic.

46
47 A Public Hearing opened at 7:35 p.m.

48

1 Mr. Bob Robey spoke on behalf of family members expressing concern regarding adequate
2 buffering, tree preservation, and additional mounding. He also proposed that fencing be installed
3 for additional buffering. He further requested that approval of the variances be subject to the
4 entire project approval so that variances would not stay with the ground if the project is not
5 approved for some reason or did not carry forward.

6
7 Mr. Dave Schmitz, representing Westfield Youth Sports, spoke in support of the variances.

8
9 Mr. Barry Simpson, representing Silver Lakes HOA, spoke in support of the variances.
10 However, he expressed concern about the use of decorative shrubs.

11
12 The Public Hearing closed at 7:45 p.m.

13
14 Sweat responded to public hearing comments.

15
16 Jeremy Miller responded shrubs do have an intricate part in park development as this park is
17 more naturalized in appearance; shrubs play an important part as far as wildlife habitat and
18 screening.

19
20 Miller further commented that the surface material of the temporary surface meets the depth
21 requirements of the zoning ordinance. She also stated the required setback along the sough edge
22 of the property is 20 feet and noted this is approximately 34 feet from the property line to the
23 parking area.

24
25 Raines asked that tree preservation be carefully considered.

26
27 Degnan further discussed time frame regarding the variances being revisited.

28
29 Sanders discussed concerns for the time elements regarding facilitating the new pavement as
30 well as to find out how acceptable the gravel driveway will be in terms of maintenance and dust.

31
32 Miller stated the gravel surface does meet all zoning ordinance standards.

33
34 Raines moved to approve 0903-VS-05 with the following conditions:

- 35
36 1. That temporary improvements to the new drive, parking areas and landscaping shall
37 be constructed per plan filed unless otherwise amended by the Technical Advisory
38 Committee; and
39 2. That when the drive and parking area is paved with a permanent material, all required
40 parking lot landscaping islands shall be installed per the standards of the zoning
41 ordinance and Public Works development standards at the time of that submittal;
42 3. That the variances be reviewed and the permits completed by April 2, 2012.

43
44 Wood seconded, and the motion passed 5-0.

45
46 The meeting adjourned at 8:22 p.m.

47
48

1 _____
2 Chairman

Secretary